

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: May 5, 2005

ITEM NO. 6

CASE NUMBER/ PROJECT NAME	19-DR-2005 W Hotel Scottsdale & Residences		
LOCATION	7243 E Camelback Rd		
REQUEST	Request approval of site plan and elevations for a new hotel and residential complex.		
OWNER	Triyar Management 602-748-8888	ENGINEER	David Evans 602-474-9261
ARCHITECT/ DESIGNER	Hornberger & Worstell 415-391-1080	APPLICANT/ COORDINATOR	Monica Morales Triyar Management 602-748-8888
BACKGROUND	<p>Zoning.</p> <p>In December 2004, this property was rezoned to the Downtown/Office Residential District Type 2, Planned Block Development, Downtown Overlay (D/OR-2 PBD DO) District. This zoning district allows office and residential uses, as well as hotels. During the rezoning process, the Development Review Board recommended approval of the proposed amended development standards pertaining to setbacks and building size for design flexibility.</p> <p>Context:</p> <p>This property is located along Camelback Road between Brown Avenue and Buckboard Trail. It is surrounded by a variety of land uses and is located near an active entertainment district. To the north of Camelback Road is an electrical substation, multi-family residential, and further to the northeast is an approved hotel and single-family homes. To the east are a variety of offices, restaurants, and nightclubs. To the south and west are office buildings, including the Galleria Corporate Centre to the south. Multi-use downtown projects are planned or under construction further to the west at the intersection of Camelback Road and Scottsdale Road that will tie into the existing canal waterfront and the existing Fashion Square Mall.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: Substation and multi-family, zoned C-3 DO and R-5 DO• South: Offices, zoned C-3 DO and D/RCO-2 PBD DO• East: Offices and mixed commercial, zoned C-2 P-3 DO• West: Offices, zoned C-3 DO <p>Applicant's Request.</p> <p>This is a request for site plan and elevations for a 72-foot tall (7-level) mixed-use project consisting of a hotel, some residential units, a restaurant and bar, and some minor retail.</p>		
APPLICANT'S PROPOSAL			

Development Information:

- Parcel Size: 2.2+/- acres
- Proposed use: Mixed used (hotel, residential, restaurant, retail)
- Building Height: 72 feet (7 levels)
- Number of Units: 225 hotel rooms, 25 condominiums
- Proposed Square Footage: 200,000+/- square feet
- Parking Required: 325 spaces (shared use)
- Parking Provided: 223 private spaces
Downtown parking credit of 102 spaces

DISCUSSION

The development proposes a compact modern building design with varying materials and colors, and active street frontages. Building materials include a natural tan-colored stone at the base building level, beige and tan colored stucco on the dominant vertical elements, glass windows, and metal panels, and metal roll up doors at the rear. Unique aluminum rolling louvered window shutters are provided on the exterior of room and condominium units. Aluminum clad steel eyebrow canopies provide shading elements to upper windows. Specialty glass glazing with a burnt red color will be provided at the restaurant. Subtle up lighting and down lighting will highlight the building forms and arcade openings during the night.

The surrounding pedestrian environment includes storefronts along the streets with deep-set windows, rich building materials at the pedestrian level, decorative paving, shade trees and other landscaping, decorative lighting, and seating and patio areas. Trees include Palo Brea for the street theme, accented with Jacaranda trees, and Date Palms are provided to highlight the main entrance and are provided on the pool deck. The terrace for the restaurant on Camelback Road will have operable canvas shades, which will be carried over to the pergola at the ballroom on Buckboard Trail and to the second floor pool deck.

OTHER BOARDS AND COMMISSIONS**Public Art.**

As a requirement for development in the Planned Block Development (PBD) District, the developer is required to participate in the Art in Public Places program by installing original works of art costing a minimum of 1% of the building valuation. The role of the Development Review Board is to provide a recommendation to the Scottsdale Cultural Council on the proposed setting of the artwork and its compatibility with the overall design theme of the project.

The developer has worked closely with the Scottsdale Cultural Council staff and proposes a large (60 feet wide X 14 feet high) art wall in the main lobby that extends to the second floor pool deck. The stone and glass wall sits in the public view for all visitors and will create a dramatic backdrop to the reception area and staircase to the pool deck.

STAFF
RECOMMENDATION Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S) Tim Curtis
Project Coordination Manager
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APPROVED BY _____
Tim Curtis
Report Author

Lusia Galav, AICP
Development Planning Manager
Phone: 480-312-2506
E-mail: lgalav@scottsdaleaz.gov

ATTACHMENTS 1. Applicant's Narrative
2. Context Aerial
2A. Aerial Close-Up
3. Zoning Map
4. Pedestrian Site Plan
5. Landscape Plan
6. Elevations
A. Fire Ordinance Requirements
B. Stipulations/Zoning Ordinance Requirements

19-DR-2005
03/10/05

Project Narrative

W Scottsdale

Triyar Hospitality Scottsdale LLC

March 10, 2004

Development Team

Owner

Triyar Hospitality Scottsdale L.L.C.
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Developer

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Architect

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fax: 415.986.6387

Civil and Traffic Engineer

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Phoenix, Arizona 85016
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Neighborhood Outreach

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Phoenix, Arizona 85018
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Land Use Attorney

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Project Introduction

Downtown Scottsdale has been the focus of much discussion, study and debate over the last several years regarding the apparent decline of its business and retail core. As a means to infuse the area with new life and secure the long term sustainability of the area, the City, business owners and citizens have expended significant time and energy to the subject of revitalizing Downtown. As a result, several important new projects, both public and private, around the perimeter of Downtown are currently underway, but Downtown Scottsdale still needs to embrace a broader range of uses to secure its future. The W Scottsdale Hotel and Residences has the potential to be a very important cornerstone in the future of Downtown Scottsdale.

The project site is approximately two (2) acres, located on the south side of Camelback Road between Brown Avenue and Buckboard Trail. The Scottsdale City Council has approved a rezone of the entire site to DO Downtown Office/Residential Type 2 Planned Block Development Downtown Overlay (D O/R Type 2 PBD DO) with Amended Development Standards.

The W Hotel

Starwood Hotels and Resorts (parent company of W Hotels) in collaboration with Triyar Hospitality Scottsdale L.L.C. is proposing to bring the W Scottsdale Hotel and Residences into the heart of what has become known as Scottsdale's Entertainment District. The W concept for Scottsdale includes a traditional hotel component, a spa combined with a full service whole ownership condominium element.

W Hotels are known for their world-class design and energetic ambiance. The W Hotel experience is unique within the travel industry and the W is viewed as a destination address. The W Scottsdale is anticipated to be an anchor for Downtown Scottsdale's Entertainment District and will serve as a catalyst in the ongoing revitalization of the Downtown area. Scottsdale has a growing population of young professionals, an important component of the "knowledge workers," who are a vital element in spurring the local economy and contribute greatly to economic development. As a proven attraction for this demographic segment, the W Scottsdale will become a destination. Similar W projects in Dallas, Texas and Ft. Lauderdale and South Beach, Florida and the Gaslamp District of San Diego are being viewed by those cities as centerpieces in the revitalization and development of the areas in which they are located.

The W Hotel is a component of Starwood Hotels and Resorts Worldwide Inc. Starwood is one of the leading hotel and leisure companies in the world with more than 750 properties in more than 80 countries. With internationally renowned brands, Starwood is a fully integrated owner, operator and franchisor of hotels and resorts including St. Regis, The Luxury Collection, Sheraton and Westin.

Triyar Hospitality Scottsdale, L.L.C., is a local development company with an extensive resume of retail and residential projects in Arizona, Texas and California. Local development projects include:

Renaissance Specialty Retail Center. Located at the NEC of Scottsdale and Camelback Roads in the heart of downtown Scottsdale, this 40,000 square foot retail center was completed in 2002.

24th Street and Baseline Retail Center & Residential Development. Located at the southeast and southwest corners of 24th Street and Baseline Roads in Phoenix, this 70 acre mixed-use development includes 25 acres of regional commercial and 47 acres of residential development.

Copper Falls, a master planned residential community in Buckeye. Located at the NWC of Southern and Miller Roads, this two-phased, 280 acre community includes six distinctive residential neighborhoods, two commercial centers and an office / medical park.

Existing Site Conditions

While the site has historically served different functions, it is currently unimproved, with the exception of two small structures and above grade electrical utilities. More importantly, this site is located in the heart of Downtown Scottsdale's emerging Entertainment District with frontage on Camelback Road. The immediate area has a strong nightlife component that coexists with daytime office uses to create a very vibrant setting for the hotel. Tremendous opportunities for shopping exist as the site is close to the gallery district and Scottsdale Fashion Square. There are a number of restaurants in the immediate area as well as civic destinations such as the Scottsdale Municipal Stadium, Scottsdale Center for the Arts and Scottsdale Museum of Modern Art. The currently under construction Scottsdale Waterfront project will also create additional draw for Downtown Scottsdale.

Detailed Project Description

Downtown Scottsdale is currently experiencing a revival with significant public and private investment and the development of several important projects including the Scottsdale Waterfront mixed-use development, Hotel Valley Ho renovation and The James Hotel. Several other residential, retail and office projects are currently undergoing review by the City that will further enliven Downtown if approved. The W Scottsdale will be a very important component in the continuing successful effort to revitalize Downtown Scottsdale. The W Scottsdale Hotel + Residences proposal has the potential to create a very synergistic relationship with other existing uses in the area. The hotel and its guests are a natural compliment to the high energy entertainment uses located in this area of Downtown Scottsdale. The hotel may also be able to establish a very beneficial relationship with the Galleria office building and other office facilities in the area by providing an amenity rich, convenient destination for business travelers.

Specifically, the W Scottsdale proposal is a mixed-use hotel, spa and residential property. This seven (7) story (not to exceed 72 feet in height pursuant to the City of Scottsdale Zoning Ordinance) 225 room high-end hotel will also include 20 private residences, a signature restaurant, ballroom and several private meeting rooms as well as street front specialty retail space. Primary parking for the project will be provided by an on-site underground parking garage.

The building itself, as a Scottsdale style "urban" hotel, is intended to address both the neighborhood and specific block on which it sits. The project's north facing Camelback frontage is recognized as giving identity on a greater scale, while its other frontages provide significant place-making and pedestrian opportunities for Scottsdale's downtown on a smaller, neighborhood scale.

The project's massing and position on the site are governed substantially by the hotel guestroom program and the Zoning Ordinance height limitation. The hotel and residences have distinct wings that spread along the Brown Avenue and Buckboard Trail street fronts and is situated above a lower podium element housing the hotel's public and retail areas. The guestroom and residential floors are a narrow 49 feet in width, in a double loaded configuration with over 50 rooms per floor, providing guests and residents with expansive views wherever possible. Below these, the hotel's public function faces out to the neighborhood in an urban relationship, creating a street edge along most of the site. On site parking will be below grade, accessed directly from the hotel entry for convenient valet service for guests.

Active public functions in the building will be directly accessible from the street, with the signature restaurant anchoring the important corner of Camelback Road and Brown Avenue, allowing visitors to experience the building and the vibrancy of the hotel approaching from the west. The project's "front door" will be a porte cochere entry facing Camelback Road, with a deceleration lane on site to bring cars safely inside. The Camelback frontage includes a one story pool, spa and fitness deck above the entry, keeping the higher mass of the building set back significantly from the property line.

Along Buckboard Trail, a series of one story stone clad storefront openings on a widened sidewalk (approximately 15 feet) include additional streetscape functions, as well as another public entry for the hotel. The hotel's namesake "W" boutique, along with other retail lease spaces will share the Buckboard Trail façade with a small residential entry and garden, and a storefront entry for the spa. At the corner of Buckboard Trail and Shoeman Lane, there will be a shaded outdoor function terrace. This arrangement is intended to bring activity and a pedestrian friendly scale to the Buckboard Trail side, and create an interactive dialogue with the Entertainment District concept for the neighborhood as a whole. A series of new street trees will compliment the west and east side of the street.

Along the project's Shoeman Lane and Brown Avenue frontages, the single story podium houses a ballroom and meeting area, and back of house hotel functions such as employee areas, administration and kitchen, with the guestroom and residential tower set back from the street above the podium level. The materials envisioned for these pedestrian level areas include stone and clear glazing at the retail storefronts, with significant landscaping at the entry and in planters at key points around the building.

Within the hotel, the center of activity will be the signature "living room" lobby area, for which W hotels are well known. The living room features lounge and seating areas, a bar, and is flanked by both the restaurant and hotel front desk functions. The ballroom and meeting areas are accessed through a gallery space, which also brings guests to the hotel room elevators. A grand stair will draw guests up from the living room to the pool deck above. The pool deck program includes an indoor/outdoor meeting area, and fitness facilities, as well as dining and bar areas. The pool itself will be flanked by extensive lounge areas and pool cabanas, positioned to capture winter sun and views of Camelback Mountain. Closer to the tower, a more secluded series of suites with private terraces will have direct access to the pool.

The hotel guestrooms will continue from level two up through level portions of level six, oriented both towards the pool deck below and outward to views of the mountains and Downtown Scottsdale. Guests will arrive via a bank of high-speed elevators located on the Buckboard Trail side of the hotel, and circulate via corridor to rooms. Larger hotel suites are positioned at the northeast and northwest corners facing Camelback Road and the mountains to afford increased views and plan flexibility. Rooms in these locations will focus around sliding glass walls that open towards Camelback Road, adding depth to the façade and bringing vibrant hotel activity out into areas visible from the street. The materials for the guestroom exterior will include high performance glazing in aluminum framing, set against a warm toned background material to compliment the stone below.

Private residences will begin on level six, with level seven being dedicated entirely to residential space. These levels have exclusive elevator service, allowing direct access from dedicated parking stalls up to a private pedestrian entry and hotel public areas, including the pool deck. While the exterior of the residences will closely resemble the hotel areas, additional balconies will punctuate the façade at key points. Set back from the façade at the top of the building, a penthouse will occupy a portion of the roof to house common mechanical equipment and elevator machinery.

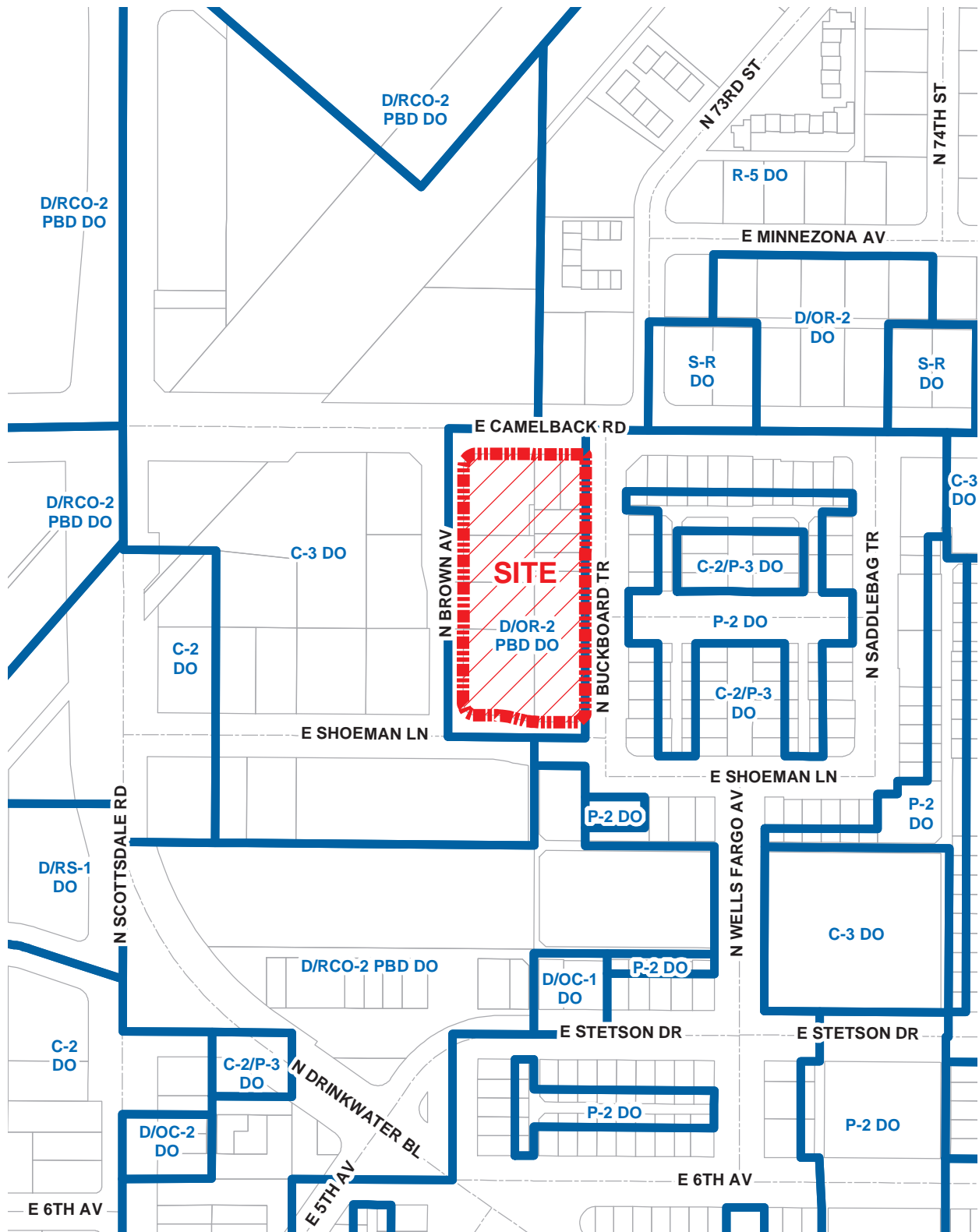
ATTACHMENT #2



W Hotel Scottsdale

19-DR-2005

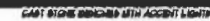
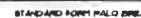
ATTACHMENT #2A



19-DR-2005

ATTACHMENT #3



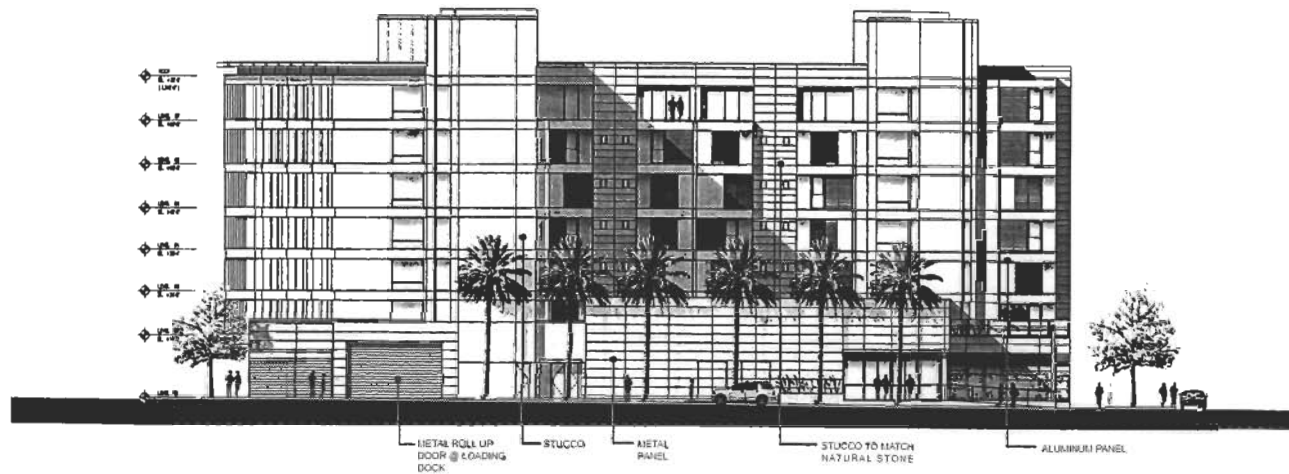
**SHRUBS / ACCENTS**

19-DR-2005
5/5/2005





DEEP RECESS ARCADE
ALONG BUOYBOARD TRAIL



METAL ROLL UP
DOOR @ LOADING
DOCK

STUCCO

METAL
PANEL

STUCCO TO MATCH
NATURAL STONE

ALUMINUM PANEL

ATTACHMENT #6

W Scottsdale Hotel + Residences

05.05.05



EDAW
EDAW INC.

ISOMETRIX
Lighting + Design Ltd

Elevations

A.07

19-DR-2005
5/5/2005



W Scottsdale Hotel + Residences

05.05.05



EDAW
EDAW INC.

ISOMETRIX
Lighting + Design Ltd

Elevations

A.08

19-DR-2005
5/5/2005



ENLARGED ELEVATIONS AT
BUCKBOARD + SHOEMAN

METAL PANELS AT BALLROOM

SLIDING GLASS WALL @ BALLROOM
FUNCTION

STEEL + FABRIC SHADE CANOPY

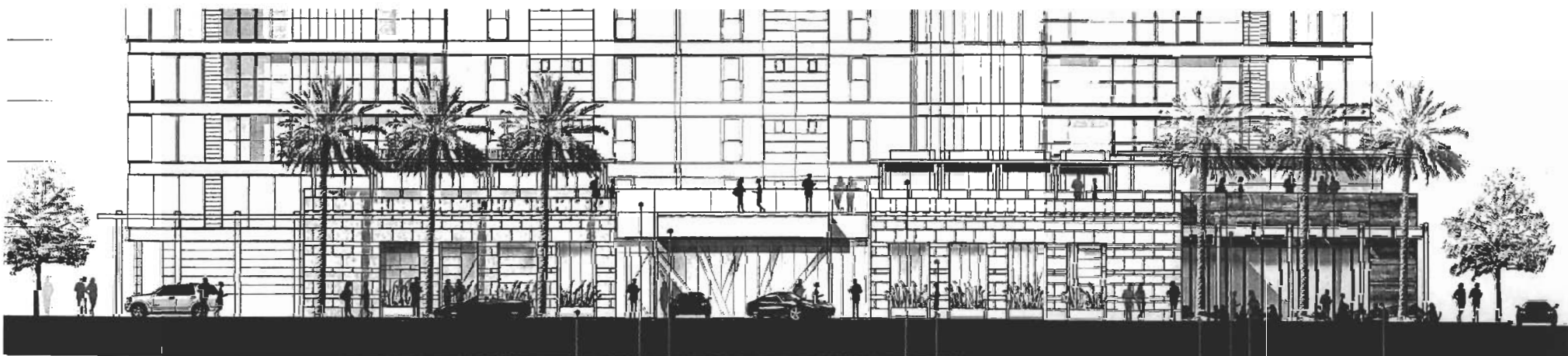
LANDSCAPING AT FUNCTIONAL
TERRACE

CLEAR HIGH PERFORMANCE GLASS

STUCCO TO MATCH NATURAL STONE

DARKER TONED STUCCO
AT RECESSED AREAS
NATURAL STONE CLADDING
WITH TEXTURED FINISH

ALUMINUM CANOPY AT
RESIDENTIAL ENTRY



ENLARGED ELEVATIONS AT
CAMELBACK + BROWN

SWIMMING POOL WATER FEATURE

GLASS RAIL AT POOL DECK

LANDSCAPE AT CAMELBACK

STONE CLAD ARCADE AT HOTEL ENTRY

FABRIC CABANAS AT POOL BECH

OUTDOOR DINING AT
CAMELBACK + BROWN

STREET FABRIC SHADE CANOPY

SEE LANDSCAPE DRAWINGS
LA 01 TO LA 05

SPECIALTY GLAZING SYSTEM
AT SIGNATURE RESTAURANT

W HOTEL & RESIDENCES
7243 E. Camelback
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
AS SHOWN
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☒ 7. SUBMIT PLANS FOR A CLASS B FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☒ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°.
- ☒ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16") TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF AT GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S)
- ☐ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
 A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF 3 ft. CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☒ **G. PROVIDE EMERGENCY SERVICE ELEVATORS**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: The W Hotel & Residences Case 19-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building Elevations submitted by Hornberger and Worstell dated 5/5/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the Material Site Plan and Pedestrian Master Plan, submitted by Hornberger and Worstell / EDAW Inc. dated 5/5/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the Conceptual Landscape Plan submitted by Hornberger and Worstell / EDAW Inc. dated 5/5/2005.
 - d. Materials and Hardscape shall be installed to consistent with the Material Site Plans, Pedestrian Master Plan, and Site Features Plan submitted by Hornberger and Worstell / EDAW Inc. dated 5/5/2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building, unless otherwise approved by staff.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
5. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
6. Any walls shall match the architectural color, materials and finish of the building.

Ordinance

- A. The area and setback on the rooftop utility penthouses and enclosures for necessary mechanical equipment shall be in conformance with Section 5.3063.C of the Scottsdale Zoning Ordinance. With the final plans submittal, the developer shall submit detail roof plan worksheets and elevations clearly demonstrating the requirements of Section 5.3063.C have been met, to the satisfaction of City staff.

ATTACHMENT B

SITE DESIGN:**Ordinance**

- B. The total allowable gross floor area for this site shall not exceed 204,391 square feet. With the final plans submittal, the developer shall provide detail floor plan worksheets for each level of the hotel graphically depicting what areas are being counted towards provided gross floor area. The site plan and floor plan worksheets shall also contain detailed calculations that show how the allowable gross floor area was calculated and list what is being provided, to the satisfaction of City staff.
- C. All residential condominium units shall be in conformance with the required private outdoor living space requirements of Section 5.3060 of the Scottsdale Zoning Ordinance. The floor plan worksheets submitted with the final plans submittal, shall graphically depict that this requirement is being met, to the satisfaction of City staff.
- D. Except for the amended development standards approved as part of case 22-ZN-2004, all improvements shall be subject to the development standards of the Scottsdale Zoning Ordinance.
- E. The provided building height shall not exceed seventy-two (72) feet, measured as defined in the Scottsdale Zoning Ordinance (Section 3.100). With the final plans submittal, the developer shall provide detailed calculations and elevations showing how building height is being measured and calculated, to the satisfaction of City staff.
- F. Prior to final plans approval or permits, the developer shall have submitted a current title report and land assemblage map for final plans review, and have received final plans staff approval and recordation of a land assemblage. (13-LD-2005)
- G. With final plans submittal, and in a form acceptable to final plan review staff, the developer shall submit documentation recorded with the property that discloses the following: *This property is located in an active downtown entertainment area and may be subject to ambient entertainment noise.* (22-ZN-2004)
- H. With this development, the developer shall be responsible for removing all existing above ground utility lines and poles on this block (behind the street curbs adjacent to the property), to be replaced with underground utility lines as necessary. This may involve redirecting utility lines under adjacent streets to continue service to nearby properties. (22-ZN-2004)

LANDSCAPE DESIGN:**DRB Stipulations**

- 7. Mid-scale canopy trees shall be inserted between Date Palm trees located east of the main entrance on Camelback Road.

Ordinance

- I. Fifty percent (50%) of the provided trees shall be mature as defined in the Scottsdale Zoning Ordinance. Multi-trunk trees shall have an average 2.0 inch caliper size and single trunk trees shall have an average 3.5 inch caliper size. Palm trees shall have a minimum 16-inch trunk height.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

- 8. All exterior lighting shall return for subsequent staff approval prior to or concurrent with any final plans submittal.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

- 9. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department. Clearly indicate the locations of all bicycle parking on the site plan.

Ordinance

- J. With the final plans submittal, the developer shall submit a detailed parking analysis, along with corresponding parking floor plan worksheets for each floor of the building. The floor plans worksheets shall graphically break down, using different colors or cross-hatching, the areas within the building required to be parked along with their associated calculations, to the satisfaction of City staff.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

10. No exterior vending or display shall be allowed.
11. Flagpoles, if provided, shall be one piece, conical, and tapered.
12. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- K. At the time of review, the applicable zoning and abandonment cases for the subject site were: 22-ZN-2004 and 19-AB-2004.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- L. Prior to Final Plan approval, the developer shall obtain an approved a Stormwater Storage Waiver for this development from the City's Stormwater Management Division.

ROADWAY, SIDEWALK, AND ACCESS DESIGN:

DRB Stipulations

- 13. Unless otherwise directed by the Transportation General Manager through continued discussions, the following curb extensions/improvements shall be provided:
 - a. Curb extensions and ADA ramps for pedestrian safety at all pedestrian crossings at corners.
 - b. A curb extension at the northwest corner of the site to separate Brown Ave from the deceleration lane on Camelback Road.
 - c. Planters more than two (2) feet high adjacent to curbs need to be setback a minimum of five (5) feet from curb.
 - d. A curb extension for the entire Shoeman Lane frontage will be allowed to provide for pedestrians and other landscaping improvements along the south side of the building. The property owner is on notice to participate in any future improvement district formed for streetscape and/or pedestrian improvements in the area.
 - e. A curb extension on both corners of Buckboard and Indian Plaza to separate the parking from the pedestrian crossings. The property owner is on notice to participate in any future improvement district formed for streetscape and/or pedestrian improvements in the area.
- 14. The developer acknowledges installation and maintenance responsibility of colored/textured concrete, landscaping, seats, lighting, and other improvements in the right-of-way. The property owner is on notice to participate in any future improvement district formed for streetscape and/or pedestrian improvements in the area.

Ordinance

- M. **STREET DEDICATIONS:** Before issuance of any certificate of occupancy for the site, the owner/developer shall dedicate five (5) feet of additional public right-of-way (total 45 feet) along Camelback Road to the City. Before issuance of any certificate of occupancy for the site, the owner/developer shall also dedicate public right-of-way over all existing roadway easements on Buckboard Trail, Brown Avenue, and Shoeman Lane. (22-ZN-2004)
- N. **STREET CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall construct a minimum 15-foot wide sidewalk/pedestrian area along Buckboard Trail and a minimum 10-foot wide sidewalk/pedestrian area along all other public roadways, or an approved alternate pedestrian route, as determined by city staff (in conformance with the Design Standards and Policies Manual). (22-ZN-2004)
- O. **ACCESS RESTRICTIONS.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines unless otherwise noted)
 - a. Camelback Road – There shall be a maximum of one site driveway on Camelback Road. The driveway shall be located midway between Buckboard Trail and Brown Avenue. The developer shall

dedicate a one-foot wide vehicular non-access easement on this street except at the approved site entrance.

- b. Buckboard Trail – Site driveways shall be located a minimum distance of 50 feet from the Camelback Road right-of-way.
- c. Brown Avenue - Site driveways shall be located a minimum distance of 50 feet from the Camelback Road right-of-way. (22-ZN-2004)

- P. AUXILIARY LANE CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct a right-turn deceleration lane at the site entrance on Camelback Road, unless otherwise directed by the Transportation General Manager. (22-ZN-2004)
- Q. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

15. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

R. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:

DRB Stipulations

- 16. Refuse enclosures shall be constructed to City of Scottsdale's standards, unless otherwise approved by the City of Scottsdale's Sanitation Division, at 480-312-5600. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards.

Ordinance

S. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

- 17. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of a Water Basis of Design Report and a Wastewater Basis of Design Report from

the City's Water Resources Department. The reports shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department. The improvement plans shall be consistent with the approved Basis of Design reports, and may be submitted concurrently. Any design that modifies the approved reports requires, from the developer, a site-specific addendum to the master report, subject to review and approval by City staff. Infrastructure improvements are contingent on an approved Basis of Design Report.

18. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports (Basis of Design Reports).
19. The developer shall relocate sanitary sewer to provide continued service to existing customers. Infrastructure improvements are contingent on an approved Basis of Design Report.
20. The developer shall construct a sixteen (16) inch waterline from Camelback Road to Shoeman Lane in Buckboard Trail. City may participate in the over-sizing of the line from twelve (12) inches to sixteen (16) inches. Infrastructure improvements are contingent on an approved Basis of Design Report.
21. The developer shall construct a twelve (12) inch water line in Shoeman Lane between Brown Avenue and Buckboard Trail. Infrastructure improvements are contingent on an approved Basis of Design Report.
22. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.
23. On-site sanitary sewer shall be privately owned and maintained.
24. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- T. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
- U. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- V. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.
- W. Oil and grease interceptors shall be provided at service and body shop connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.
- X. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.